



**116 High Street,
Broughton, Brigg,
Lincolnshire, DN20 0JR**

Asking Price: £250,000

EPC: E (52)
Council Tax - B
To be advised



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**

Accommodation Summary:

- A SUPERB TRADITIONAL DETACHED BUNGALOW
 - POPULAR TOWNSHIP LOCATION
 - DECEPTIVELY LARGE & VERSATILE ACCOMMODATION
 - 3 RECEPTION ROOMS
- ATTRACTIVE FITTED KITCHEN & UTILITY ROOM
 - 3 BEDROOMS
- SPACIOUS MODERN FAMILY BATHROOM
 - GENEROUS PRIVATE GARDENS
- SPACIOUS REAR DRIVEWAY & DETACHED GARAGE

Description:

A fine traditional detached bungalow situated centrally within the highly desirable township of Broughton. The deceptively spacious, versatile and well presented accommodation has been fully improved throughout by the current owners and briefly comprises, front porch, inner hallway, cloakroom, 3 double bedrooms, formal dining room being open to a modern fitted kitchen, side utility room, rear hallway, large stylish family bathroom, fine main rear living room leading to a rear sun room. Occupying mature private gardens providing extensive parking for a number of vehicles and a detached garage.

Rooms:

Front Entrance Porch

Includes a traditional arched uPVC double glazed entrance door with frosted glazing, attractive tiled flooring, partly tiled walls, wall to ceiling coving and a decorative internal hardwood glazed door allows access into;

Inner Hallway

Has parquet flooring, loft access and internal doors allowing access to;

Front Double Bedroom 1

11'10" x 13'1" (3.6m x 4m). Benefitting from a dual aspect with front and side uPVC double glazed windows, picture railing, wall to ceiling coving and TV input.



Front Double Bedroom 2

10'6" x 11' (3.2m x 3.35m). With a front uPVC double glazed window, TV input and wall to ceiling coving.

Rear Double Bedroom 3

9'10" x 10'10" (3m x 3.3m). With a rear uPVC double glazed window, TV input and wall to ceiling coving.

Cloakroom

2'11" x 6' (0.9m x 1.83m). Enjoying a low flush WC, wash hand basin, parquet flooring, partly panelled walls, extractor fan and wall to ceiling coving.

Dining Room

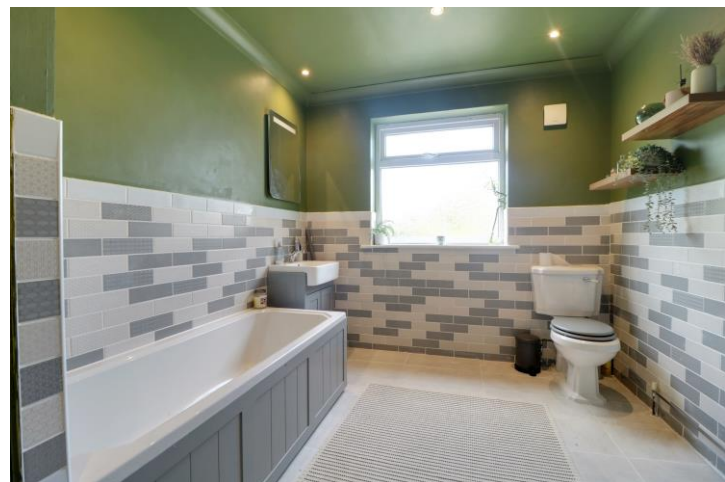
9' x 12'10" (2.74m x 3.9m). With a vertical sliding hardwood glazed window, continuation of parquet flooring, wall to ceiling coving and an opening which leads through to;

Kitchen

13'11" x 7' (4.24m x 2.13m). With a side hardwood glazed window and an adjoining hardwood glazed door allowing access to the lean to utility room. The kitchen includes a range of white fronted low level units, drawer units and wall units with rounded pull handles and a patterned working top surface incorporating a one and a half porcelain bowl sink unit with block mixer tap and drainer to the side with tiled splash backs, space for a free standing cooker, plumbing for a dishwasher, space for a tall fridge freezer, inset ceiling spotlights, continuation of flooring and loft access.

Utility Room 7'3" x 11' (2.2m x 3.35m).

With a polycarbonate lean to roof, side uPVC double glazed door with adjoining windows, tiled flooring, a laminate working top surface incorporating a single stainless steel sink unit with block mixer tap and drainer to the side with low level units, space for a tall fridge freezer, plumbing for a washing machine and space for a tumble dryer.



Inner Hallway

Includes a wall mounted Samsung electronics thermostatic control for the central heating, continuation of parquet flooring, wall to ceiling coving and further internal doors allowing access off to;

Spacious Main Family Bathroom

11'10" x 8'6" (3.6m x 2.6m). With a rear uPVC double glazed window with frosted glazing providing a four piece suite comprising a panelled bath with tiled splash back, a vanity wash hand basin with storage units beneath, a raised walk-in shower cubicle with mermaid splash back and chrome overhead main shower with raised tray and sliding glazed doors, a modern wall mounted gun metal grey vertical towel heater, tiled flooring, wall to ceiling coving, inset ceiling spotlights, loft access and a built-in airing cupboard housing the cylinder tank.



Spacious Main Lounge

16'11" x 16'2" (5.16m x 4.93m). Including two front double glazed windows, wall to ceiling coving, dado railing, TV input, a log electric feature fire with a projecting tiled hearth with matching backing and decorative surround and mantel and sliding aluminium glazed doors allows access to;



Sun Room

5'7" x 17' (1.7m x 5.18m). With surrounding uPVC double glazed windows and French doors allowing access to the rear garden.

Grounds

The property sits on a generous mature plot with shared driveway access via a hardstanding driveway with a detached concrete sectional garage to the rear. The rear of the property enjoys principally lawned split level gardens with surrounding fencing and boundary hedging.

